020.0	0004	0001.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,628,600 /	1,628,600
					USE VALUE:	1,628,600 /	1,628,600
					ASSESSED:	1,628,600 /	1,628,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
107		SPY POND PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARDOOS NATHAN
Owner 2:	BETHEA EMILY
Owner 3:	
Street 1:	107 SPY POND PKWY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WELLS BRUCE A & CYNTHIA P -
Owner 2:	-
Street 1:	107 SPY POND PKWY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,635 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2007, having primarily Copm. Clap Exterior and 4562 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6635.000	1,102,400		526,200	1,628,600
Total Card	0.152	1,102,400		526,200	1,628,600
Total Parcel	0.152	1,102,400		526,200	1,628,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.01 | /Parcel: 357.0

Legal Description

User Acct

14228

GIS Ref

GIS Ref

Insp Date

12/07/17

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 020.0-0004-0001.A

!1665!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,092,700	0	6,635.	526,200	1,618,900	1,618,900	Year End Roll	12/18/2019
2019	101	FV	920,400	0	6,635.	681,000	1,601,400	1,601,400	Year End Roll	1/3/2019
2018	101	FV	920,400	0	6,635.	433,300	1,353,700	1,353,700	Year End Roll	12/20/2017
2017	101	FV	920,400	0	6,635.	396,200	1,316,600	1,316,600	Year End Roll	1/3/2017
2016	101	FV	920,400	0	6,635.	321,900	1,242,300	1,242,300	Year End	1/4/2016
2015	101	FV	898,900	0	6,635.	321,900	1,220,800	1,220,800	Year End Roll	12/11/2014
2014	101	FV	898,900	0	6,635.	293,400	1,192,300	1,192,300	Year End Roll	12/16/2013
2013	101	FV	898,900	0	6,635.	279,200	1,178,100	1,178,100		12/13/2012

PRINT

Date	Time
12/10/20	17:14:15

LAST REV

Date	Time
05/22/20	09:57:05

apro

PAT ACCT.

1665

USER DEFINED

Prior Id # 1:	14228
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WELLS BRUCE A &	1550-162	1	10/21/2019		1,640,000	No	No		
CAHILL SUSAN,	1411-83		2/2/2012		1,265,000	No	No		
CAHILL DAVID	1360-25		9/25/2008	Family	100	No	No		
CAHILL RICHARD	1334-43		3/6/2007	Family	100	No	No		
CAHILL RICHARD	1283-190		5/4/2004	Family		No	No		
	776-25		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/30/2006	1043	New Buil	10,000			G9	GR FY09	NEW SF HOME
11/17/2006	1013	Demoliti	6,000					demo existing stru
5/11/1993	161	Manual	3,000					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
12/31/2019	SQ Returned	JO	Jenny O
12/7/2017	MEAS&NOTICE	BS	Barbara S
5/1/2012	MLS	EMK	Ellen K
5/11/2009	Info At Door	372	PATRIOT
9/4/2008	External Ins	BR	B Rossignol
3/4/2008	Fieldrev-Chg	BR	B Rossignol
11/3/2000	Hearing Chag	163	PATRIOT
9/28/1999	Meas/Inspect	256	PATRIOT
8/23/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6635		Sq. Ft.	Site		0	85.	0.93	2									526,194						526,200	

Total AC/HA: 0.15232 | Total SF/SM: 6635 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 526,194 | Spl Credit | Total: 526,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	20 - Copm. Clap		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2007	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G9	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	5	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	7.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	7.3	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.91455024
Const Adj.:	1.38901103
Adj $ / SQ:	158.790
Other Features:	144099
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1189189
Depreciation:	86811
Depreciated Total:	1102379

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	5	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

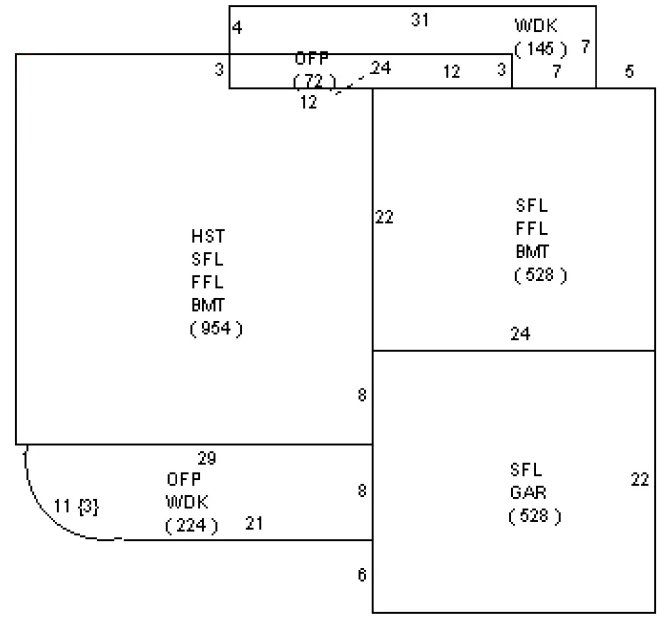
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	211.19
Special Features:	0	Val/Su Net:	165.92
Final Total:	1102400	Val/Su SzAd	277.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	2,010	158.790	319,168
BMT	Basement	1,482	61.930	91,777
FFL	First Floor	1,482	158.790	235,327
GAR	Garage	528	27.410	14,473
HST	Half Story	477	158.790	75,743
WDK	Deck	369	12.100	4,464
OFP	Open Porch	296	30.660	9,076

	Net Sketched Area:	6,644		Total:	750,028
Size Ad	3969	Gross Are	7121	FinArea	4562

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

020.0-0004-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	